

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: PANORA
Local Government Number: 39G368

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PANORA NE 1995 URBAN RENEWAL	39001	1
PANORA 1990 URBAN RENEWAL	39002	2
PANORA NW 1999 URBAN RENEWAL	39012	1
PANORA NW URBAN RENEWAL	39013	3
PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA	39017	1

TIF Debt Outstanding: 1,757,726

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	203,608	200,467	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	114,309
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	114,309

Rebate Expenditures:	25,252
Non-Rebate Expenditures:	129,097
Returned to County Treasurer:	0
Total Expenditures:	154,349

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	163,568	172,660	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 1,439,809**

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NE 1995 URBAN RENEWAL
 UR Area Number: 39001

 UR Area Creation Date: 12/1991

 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM	39097	39098	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2015:**

0

0

**Amount of 07-01-2015 Cash Balance
Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2016:**

0

0

**Amount of 06-30-2016 Cash Balance
Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NE 1995 URBAN RENEWAL (39001)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM
 TIF Taxing District Inc. Number: 39098
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	273,876	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL
 UR Area Number: 39002

 UR Area Creation Date: 11/1991

 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY AG/PANORAMA SCH/URBAN REN INCREM	39085	39086	0
PANORA CITY/PANORAMA SCH/NE URBAN RENEWAL INCREM	39095	39096	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **47** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	47
Returned to County Treasurer:	0
Total Expenditures:	47

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **0** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For PANORA 1990 URBAN RENEWAL

Hwy 44 GO Project

Description:	Road/Utility Work
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PANORA 1990 URBAN RENEWAL

HWY 44 GO Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	47
Interest:	0
Total:	47
Annual Appropriation?:	No
Date Incurred:	01/12/2010
FY of Last Payment:	2015

Non-Rebates For PANORA 1990 URBAN RENEWAL

TIF Expenditure Amount:	47
Tied To Debt:	HWY 44 GO Project
Tied To Project:	Hwy 44 GO Project

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL (39002)
 TIF Taxing District Name: PANORA CITY AG/PANORAMA SCH/URBAN REN INCREM
 TIF Taxing District Inc. Number: 39086
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,106	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL (39002)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/NE URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 39096
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	541,418	0	0	0	0

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW 1999 URBAN RENEWAL
 UR Area Number: 39012

UR Area Creation Date: 07/1997

UR Area Purpose: Development of residential subdivision.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM	39132	39133	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	141,823	141,823	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	39,050
Returned to County Treasurer:	0
Total Expenditures:	39,050

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	102,773	102,773	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For PANORA NW 1999 URBAN RENEWAL

LMI Set Aside

Description:	LMI Projects to spend down cash balance on hand
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Housing Rehab. - LMI

Description:	Payment out of LMI for rehabilitation of roof, windows on various homes
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Down Payment Assistance - LMI

Description:	Provided down payment assistance out of LMI cash balance
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Sidewalk Rebates

Description:	Rebate to homeowners for repair/replace of sidewalk
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

LMI Housing Lots

Description:	Payment out of LMI for purchase/demo/Sale of Lots
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PANORA NW 1999 URBAN RENEWAL

LMI Set Aside Balance

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	141,823
Interest:	0
Total:	141,823
Annual Appropriation?:	No
Date Incurred:	12/01/2001
FY of Last Payment:	2020

Non-Rebates For PANORA NW 1999 URBAN RENEWAL

TIF Expenditure Amount:	22,356
Tied To Debt:	LMI Set Aside Balance
Tied To Project:	Housing Rehab. - LMI
TIF Expenditure Amount:	10,717
Tied To Debt:	LMI Set Aside Balance
Tied To Project:	Sidewalk Rebates
TIF Expenditure Amount:	5,977
Tied To Debt:	LMI Set Aside Balance
Tied To Project:	LMI Housing Lots
TIF Expenditure Amount:	0
Tied To Debt:	LMI Set Aside Balance
Tied To Project:	Down Payment Assistance - LMI

Income Housing For PANORA NW 1999 URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	5,977
Construction of low and moderate income housing:	22,355
Grants, credits or other direct assistance to low and moderate income families:	10,717
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW 1999 URBAN RENEWAL (39012)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM
 TIF Taxing District Inc. Number: 39133

TIF Taxing District Base Year:	1999	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	212,798	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL
 UR Area Number: 39013

UR Area Creation Date: 07/1997

UR Area Purpose: To facilitate and support properly planned and approved residential development within Panora to support and aid in the expansion of the community's existing businesses and industries.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM	39138	39139	0
PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM	39148	39149	989,190
PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM	39150	39151	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,778,186	0	0	0	-1,852	1,776,334	0	1,776,334
Taxable	0	991,042	0	0	0	-1,852	989,190	0	989,190
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **68,100** **58,644** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 30,369
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 30,369

Rebate Expenditures: 25,252
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 25,252

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **73,217** **69,887** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For PANORA NW URBAN RENEWAL

Terra Vista - Leib

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PANORA NW URBAN RENEWAL

Terra Vista-Leib

Debt/Obligation Type:	Rebates
Principal:	69,412
Interest:	0
Total:	69,412
Annual Appropriation?:	No
Date Incurred:	10/24/2005
FY of Last Payment:	2019

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	No
Date Incurred:	10/24/2005
FY of Last Payment:	2019

Rebates For PANORA NW URBAN RENEWAL

Terra Vista

TIF Expenditure Amount:	25,252
Rebate Paid To:	Randy Leib-Developer
Tied To Debt:	Terra Vista-Leib
Tied To Project:	Terra Vista - Leib
Projected Final FY of Rebate:	2017

Income Housing For PANORA NW URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	11,242
Other low and moderate income housing assistance:	0

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM
 TIF Taxing District Inc. Number: 39139

TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	514,695	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM
 TIF Taxing District Inc. Number: 39149

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,778,186	0	0	0	-1,852	1,776,334	0	1,776,334
Taxable	0	991,042	0	0	0	-1,852	989,190	0	989,190
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,355	989,190	989,190	0	0

FY 2016 TIF Revenue Received: 30,369

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM
 TIF Taxing District Inc. Number: 39151

TIF Taxing District Base Year: 1998

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	196,068	0	0	0	0

FY 2016 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA
 UR Area Number: 39017
 UR Area Creation Date: 10/2007
 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM	39152	39153	2,691,647

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,116,104	8,005,400	16,200	0	-9,260	11,128,444	0	11,128,444
Taxable	0	1,736,715	7,204,860	14,580	0	-9,260	8,946,895	0	8,946,895
Homestead Credits									25

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **-6,362** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 83,940
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 83,940

Rebate Expenditures: 0
 Non-Rebate Expenditures: 90,000
 Returned to County Treasurer: 0
Total Expenditures: 90,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **-12,422** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

Downtown Streetscape

Description:	Sidewalks, Electrical poles, Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2012 Public Building Complex

Description:	City Hall, EMS, Police
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Architect/Mgmt Fees Public Building Complex

Description:	Engineering, Drawings, Construction Management Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

Self Financed Streetscape Debt

Debt/Obligation Type:	Internal Loans
Principal:	340,903
Interest:	0
Total:	340,903
Annual Appropriation?:	No
Date Incurred:	01/12/2010
FY of Last Payment:	2020

2012 Annual Appropriation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,004,000
Interest:	0
Total:	1,004,000
Annual Appropriation?:	Yes
Date Incurred:	06/07/2012
FY of Last Payment:	2027

Self Financed Fees for Architect/Mgmt fees for Public Building

Debt/Obligation Type:	Internal Loans
Principal:	156,541
Interest:	0
Total:	156,541
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2027

Non-Rebates For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

TIF Expenditure Amount:	90,000
Tied To Debt:	2012 Annual Appropriation Bond
Tied To Project:	2012 Public Building Complex

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA (39017)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM
 TIF Taxing District Inc. Number: 39153
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,116,104	8,005,400	16,200	0	-9,260	11,128,444	0	11,128,444
Taxable	0	1,736,715	7,204,860	14,580	0	-9,260	8,946,895	0	8,946,895
Homestead Credits									25

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	8,446,057	2,691,647	2,691,647	0	0

FY 2016 TIF Revenue Received: 83,940